

40-112



LOCATION MAP

# HUNTINGTON LAKES RECREATION AREA

BEING A REPLAT OF A PORTION OF TRACT B PLAT No. 1 VILLAGES OF ORIOLE (P.B. 30, PAGES 38, 39 & 40) SECTIONS 15 & 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

PREPARED BY  
**BROOME AND FARINA, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
CORAL SPRINGS, FLORIDA  
By John A. Farina P.L.S. 1564

### DESCRIPTION & DEDICATION

These presents that ORIOLE HOMES CORP., a Florida corporation, owned and shown hereon, being in Sections 15 & 16, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as HUNTINGTON LAKES RECREATION AREA, being a replat of portion of Tract B, PLAT No. 1, VILLAGES OF ORIOLE (P.B. 30, PAGES 38, 39 & 40) SECTIONS 15 & 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, more particularly described as follows:

Commence at the Northeast corner of Tract B of said PLAT No. 1 VILLAGES OF ORIOLE; thence North 89° 29' 04" West 11.84 feet to the POINT OF BEGINNING; thence South 45° 41' 56" West 19.44 feet; thence North 89° 29' 04" West 2,405.61 feet to a point on the arc of a tangent curve; thence southwesterly along the arc of said curve, being concave to the Southeast, having a radius of 1067.00 feet, a delta of 54° 45' 09", an arc distance of 1019.64 feet; thence tangent to said curve South 35° 45' 47" West 278.00 feet; thence North 89° 47' 04" West 500.00 feet; thence North 01° 07' 35" East 638.00 feet to a point on the North line of said Tract B; thence South 89° 44' 24" East along said line 1327.94 feet; thence continue along said line South 89° 29' 04" East 2615.31 feet to the POINT OF BEGINNING.

Said lands lying in Palm Beach County, Florida.

Has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The areas indicated as limited access easements, as shown on dedicated to the Palm Beach County Board of County Commissioners for the purposes of control and jurisdiction over access rights.

Parcel A as shown hereon, is hereby declared to be "Recreation Area" as such term is defined in the Declaration of Protective Covenants and Restrictions for VILLAGES OF ORIOLE recorded in Official Records Book 2330, Page 898 of the Public Records of Palm Beach County, Florida, and shall be maintained and conveyed to HUNTINGTON LAKES, INC., a Florida corporation, not-for-profit, in accordance with the Village Covenants Agreement for Huntington Lakes recorded in Official Records Book 3155 Page 19-21 of the Public Records of Palm Beach County, Florida.

The utility and drainage easements, as shown, do hereby dedicated in perpetuity for the construction, operation and maintenance of utilities and drainage facilities.

In witness whereof the said corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and its corporate seal affixed hereto by and with authority of its board of directors this 28th day of June, 1982 A.D. 1982.

Oriole Homes Corp.

John A. Farina  
Notary Public

### OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S.  
COUNTY OF BROWARD }  
Before me personally appeared R.D. Levy and A. Nunez to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and attested to by the Assistant Secretary of the above named ORIOLE HOMES CORP., a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such President and Assistant Secretary respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal, this 28th day of November, A.D. 1979

June 28, 1982  
My Commission Expires

Janice Rae Prewatts  
Notary Public

### SURVEY NOTES

1. PRM Indicates Permanent Reference Markings.
2. PCP Indicates Permanent Control Points.
3. Bearings shown hereon are relative to assumed datum on Plat No. 1 Villages of Oriole, P.B. 30, Pages 38, 39 & 40, Public Records of Palm Beach County, Fla.
4. Building setback lines shall be as required by Palm Beach County Zoning Regulations.
5. No buildings or other structures shall be placed on any Utility Easement.
6. No buildings or other structures shall be placed on any Drainage Easement.
7. U.E. denotes Utility Easement.
8. D.E. denotes Drainage Easement.
9. All lot lines are radial unless denoted otherwise.

### TITLE CERTIFICATE

STATE OF FLORIDA } S.S.  
COUNTY OF PALM BEACH }

We, Alpha Title Company, Inc. a Florida insurance company, duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property conveyed in ORIOLE HOMES CORP. that the current taxes have been paid, and that we find the property is not encumbered by mortgages.

Date: 11-14-79

By: [Signature]  
Alpha Title Company, Inc.  
Robert J. E. Homan, Vice President

### APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record, this 26th day of August, 1980.

By: [Signature]  
Gerrit P. Koehler  
Chairman, Palm Beach County Board of County Commissioners

### COUNTY ENGINEER

This plat is hereby approved for record, this 26th day of August, A.D. 1980.

[Signature]  
Herbert F. Kallala, Jr.  
Palm Beach County Engineer

John B. Dunkle, Clerk

ATTEST: [Signature]  
BOARD OF COUNTY COMMISSIONERS

0326-302

Notary Clerk

### SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision, and that said survey is accurate to the best of my knowledge and belief, and that I.P.R.M.'s (Permanent Reference Markings) have been placed and I.P.C.P.'s (Permanent Control Points) will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

BROOME & FARINA, INC.  
Engineers - Planners - Surveyors

Date: NOV. 6, 1979

John A. Farina  
Professional Land Surveyor  
State Registration No. 1564

HUNTINGTON LAKES RECREATION AREA

40/112

BN 2691